

**PLANNING BOARD
TOWN OF MARILLA**

Date: January 19, 2006

Present:	Debbie Zimmerman, Chairman Nathan Barnard, Co-Chairman Dan Handy Judy Gillman Rich Janiga Paul Domanowski Tom Wantuck	Barbara Spanitz, Town Board Robert Miller, Consult John Fronczek, CEO George Gertz, Councilman Liaison
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Guests: David Collis, Margaret Collis, Aaron Winde, James Winde, Justin Willey, Stephanie Vogt, Mary Earsing, Charles O'Brien

- I. Debbie Zimmerman, Chairman, opened the Planning Board meeting at 7:00 p.m. Chairman Debbie Zimmerman asked if anyone in the room was tape recording the meeting, no one responded.
- II. **MOTION** to accept September minutes, with one correction on page 1, last paragraph "still just a proposal" moved by Dan Handy, seconded by Rick Janiga. All in favor – 7 ayes.

III. Old Business

Chairman Debbie Zimmerman stated she has minutes from several Town Board meetings, Supervisor John Foss's Annual Report, and various planning magazines if anyone was interested in reading.

IV. New Business

- a. Councilman Barbara Spanitz handed out two maps along with a sheet asking the Planning Board to review recommendations made by the Town Board regarding the Rohl property rezoning.
- 1) Create a new zoning District called B1. 210-43
 - 2) Allow everything on page 21053 with the exception of woodworking shops.
 - 3) Require common shared driveways and parking areas and allow only limited access to Clinton Street. This would be similar to the Elma Plaza with parking only in the front.
 - 4) 200 foot setback from center of both roadways.
 - 5) Maximum size of retail of 15,000 square feet.

- 6) Limit outside storage which means showing merchandise outside.
- 7) Allow no adult type businesses. Bob Miller stated in the codes there is no provision for allowing adult uses in any district.
- 8) All new businesses will require review by Planning Board and Town Board to meet the above.

The Town Board would like to have a public meeting in March, possibly March 9. This is a new zoning district which is specific to the Rohl property. Councilman Gertz stated the owners of the property are giving the town the option to create a business lot or sell the property to build houses. The Comprehensive Plan does state this is an area to be used for business.

Chairman Debbie Zimmerman asked Bob Miller to review this information and bring it back to the next meeting. The Planning Board will also review and discuss at next meeting.

- b. Councilman George Gertz stated the Town Board has decided to reorganize the Code. The Code was sent to General Code Publishers where they audited and analyzed the Code. The Planning Board was given a copy of an Editorial Analysis which General Code Publishers has prepared to revise the Code. Councilman Gertz is the Chairman of the Committee reorganizing the Code along with Councilman Handley, Bob Miller, and Attorney Nathan Neill. Councilman Gertz would like the Planning Board to make any changes in the Codes they are interested in and submit them to the Committee in writing along with an explanation. Once the Committee has gone over all the information it will go to the Town Board with a tentative completion date of the end of February.

The Code is on the Town of Marilla website. Code Publishers feels the Code should be updated every five years.

Chairman Debbie Zimmerman stated everyone can take the material home to read and we will meet on February 2 at 7:00 p.m. to discuss the Code and the Rohl property.

V. CEO Report

None.

VI. Town Board Report

The Town Board appointed Paul Domanowski to the Planning Board for another term. The CAB has an alternate member who attends the meetings and votes if a member is absent. The Town Board wanted to know if the Planning Board would like to have an alternate member. Dan Handy

questioned if a member abstains from voting, would the alternate vote? Councilman Gertz feels no they would not. Councilman Gertz feels an alternate only votes in the absence of a member.

Daniel Handy moved, seconded by Judy Gillman to reappoint Debbie Zimmerman as Chairman and Nathan Barnard as Co-Chairman. All in favor 7/0.

VII. Open Presentations from the Floor

None

VIII. **MOTION** to adjourn at 8:10 p.m. Nathan Barnard moved, seconded by Paul Domanowski, all in favor 7/0.

Respectfully submitted,

Laura Nuttle, Clerk